144.0	0006	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	799,400 / 799,400
					USE VALUE:	799,400 / 799,400
					ASSESSED:	799,400 / 799,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		OTTAWA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COKOL MUSTAFA
Owner 2:	GUVENEK-COKOL PERIHAN ESRA
Owner 3:	
Street 1:	3 OTTAWA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BREDECHE JEAN & SINGH SABRINA -
Owner 2:	-
Street 1:	3 OTTAWA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,621 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1680 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4621.000	348,800	3,700	446,900	799,400
Total Card	0.106	348,800	3,700	446,900	799,400
Total Parcel	0.106	348,800	3,700	446,900	799,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 475.83 | /Parcel: 475.8

Legal Description

User Acct 94230

GIS Ref

GIS Ref

Insp Date 02/19/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 144.0-0006-0001.0

!11252!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	348,900	3700	4,621.	446,900	799,500	799,500	Year End Roll	12/18/2019
2019	101	FV	332,300	3700	4,621.	419,000	755,000	755,000	Year End Roll	1/3/2019
2018	101	FV	331,900	3700	4,621.	346,400	682,000	682,000	Year End Roll	12/20/2017
2017	101	FV	331,900	3700	4,621.	318,400	654,000	654,000	Year End Roll	1/3/2017
2016	101	FV	331,900	3700	4,621.	290,500	626,100	626,100	Year End	1/4/2016
2015	101	FV	318,800	3700	4,621.	284,900	607,400	607,400	Year End Roll	12/11/2014
2014	101	FV	225,400	3700	4,621.	264,800	493,900	493,900	Year End Roll	12/16/2013
2013	101	FV	225,400	3700	4,621.	251,900	481,000	481,000		12/13/2012

PRINT

Date	Time
12/11/20	01:26:34

LAST REV

Date	Time
12/17/19	10:13:24
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11252

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BREDECHE JEAN &	70845-149		4/9/2018		785,000	No	No		
JOHNSON PAUL D/	62875-314		11/1/2013	Chgd>Assmt<	675,000	No	No		
JOHNSON PAUL D,	61687-150		4/29/2013	Convenience	1	No	No		
MACDONALD KARLA	55986-513		12/6/2010	Convenience	1	No	No		
MACDONALD KARLA	52502-399		4/1/2009	Family	1	No	No		
MACDONALD KARLA	52502-383		4/1/2009	Family	1	No	No		
MACDONALD KARLA	51746-164		10/1/2008	Family	10	No	No		
SULLIVAN JOYCE	30559-71		8/18/1999		319,900	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2019	838	Heat App	8,412	C				
1/11/2019	51	Insulate	2,403	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2018	MEAS&NOTICE	HS	Hanne S
11/2/2008	Meas/Inspect	197	PATRIOT
6/19/2000	MLS		
5/20/2000	Meas/Inspect	263	PATRIOT
12/1/1999	Mailer Sent		
11/17/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	94230
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4621		Sq. Ft.	Site		0	80.	1.21	9									446,902						446,900	

Total AC/HA: 0.10608 | Total SF/SM: 4621 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 446,902 | Spl Credit | Total: 446,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98980200
Adj $ / SQ:	167.029
Other Features:	90500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	428505
Depreciation:	79702
Depreciated Total:	348803

COMMENTS

SCUTTLE HOLE. OF=SINK IN BMT. WOOD STOVE IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

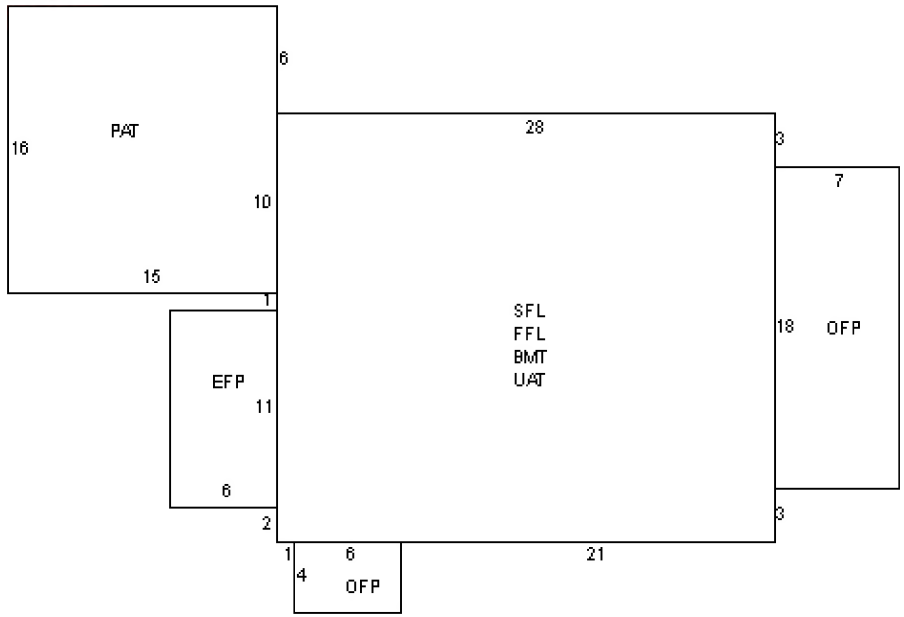
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	183.73
Special Features:	0	Val/Su Net:	132.12
Final Total:	348800	Val/Su SzAd	259.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	672	80.170	53,877
FFL	First Floor	672	167.030	112,244
SFL	Second Floor	672	167.030	112,244
PAT	Patio	240	3.770	906
UAT	Upper Attic	168	66.810	11,224
OFP	Open Porch	150	27.220	4,083
EFP	Enclos Porch	66	67.780	4,473
	Net Sketched Area:	2,640	Total:	299,051

Size Ad	1344	Gross Are	3144	FinArea	1680

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 144.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1928	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700